Statement of Intent
Temporary Use Permit –Short-term Rental

Property: 1730 Rainforest Lane, Ucluelet, BC

1. Purpose of Application

The purpose of this Temporary Use Permit application is to permit the existing self-contained suite located above the detached garage at 1730 Rainforest Lane to be used as a short-term rental.

We are seeking a Temporary Use Permit to allow the suite to operate as short term accommodation for visitors to Ucluelet. The proposed use will be limited to the existing suite and will not require the construction of a new building or an expansion of the existing building footprint.

We believe that allowing the existing suite to operate as a short term rental is an appropriate and compatible use of the property and will provide additional visitor accommodation within an existing residential structure in a resort municipality.

This application is also important to us personally as a family. We are a family of four who have chosen to make Ucluelet our home and are committed to building our lives and careers in this community. The income generated from the existing suite helps support our family and contributes to our ability to maintain our home and continue establishing a long-term life in Ucluelet.

2. Existing and Proposed Use of the Land, Buildings and Structures

The property at 1730 Rainforest Lane is currently developed with a single-family residential dwelling. A self-contained suite is located above the attached garage.

The proposed use is to operate this existing suite as a short-term rental for visitors to Ucluelet.

The principal dwelling and the remainder of the property will continue to be used for residential purposes. The short-term rental will be contained entirely within the existing suite above the garage.

No additional dwelling, building, or significant alteration to the existing site is proposed as part of this application. The suite will meet all conditions of the Districts bylaws, specific to Bed and Breakfasts.

We intend to maintain the property in a clean, safe and well-maintained condition and to ensure that the short term rental operates respectfully within the surrounding neighbourhood.

3. Compatibility with the Surrounding Neighbourhood

The proposed short-term rental is limited in scale and will be located entirely within an existing suite above the garage.

We recognize that Rainforest Lane is a residential neighbourhood and understand the importance of minimizing potential impacts on surrounding residents.

We will take reasonable measures to ensure that guests are respectful of the neighbourhood, including providing clear information regarding quiet hours, parking, garbage disposal, outdoor activities, and general expectations for respectful behaviour.

Guests will also be provided with contact information for a local responsible party so that any concerns arising during a guest's stay can be addressed promptly.

Our intention is for the short term rental to operate as a quiet, professionally managed accommodation rather than as a party or event venue. Events, parties and activities that could create unreasonable noise or disturbance will not be permitted.

We want to be good neighbours and recognize that maintaining a positive relationship with those living around us is an important part of responsibly operating a vacation rental.

4. Parking and Access

The property has existing vehicle access and parking associated with the residential dwelling and attached garage.

Guest parking will be accommodated on the property and guests will be instructed not to obstruct neighbouring properties, driveways, access routes or the roadway. There is room for 4 vehicles to park on the driveway and one vehicle (home owner) to park inside the garage.

We will comply with all applicable parking requirements and any conditions established by the District of Ucluelet as part of the Temporary Use Permit.

5. Existing and Proposed Works and Services

The proposed use will make use of the existing suite and existing infrastructure on the property.

No significant new construction, excavation, grading, tree removal or expansion of the building footprint is proposed.

The suite is serviced by the existing water, sanitary sewer, electrical and other utility infrastructure serving the property.

Any building, fire safety, servicing or other upgrades identified by District staff as necessary to permit the vacation rental use will be addressed by us.

6. Development Permit Guidelines

We understand that the property is subject to applicable Development Permit Area guidelines and that the Temporary Use Permit does not exempt the property from applicable zoning, building, fire, servicing or other municipal requirements.

The proposal is primarily a change in use of an existing suite rather than a physical development proposal.

We believe the proposal is consistent with the intent of applicable Development Permit guidelines because:

- The existing building and site will continue to be used without significant physical alteration.
- No new building footprint is proposed.
- No significant disturbance to existing vegetation, drainage or natural features is proposed.
- The existing character and appearance of the property will be maintained.
- The proposal does not require significant changes to the streetscape.
- The use will remain small in scale and contained within the existing suite.
- The property will continue to be maintained to a high standard.

We will comply with any applicable Development Permit requirements and conditions identified by the District through the application process.

7. Divergence from Applicable Development Permit Guidelines

We are not proposing any significant divergence from the applicable Development Permit guidelines.

The primary change being requested is the temporary use of the existing suite as short term rental accommodation. Because the proposal does not involve significant physical alterations to the property, we believe that any potential impacts associated with the proposed use can be appropriately managed through operational conditions.

We are willing to comply with reasonable conditions imposed by the District relating to matters such as parking, noise, garbage, guest conduct, property maintenance and responsible-party contact information.

8. Environmental Considerations

The proposal makes use of an existing developed structure and does not require significant additional disturbance to the property.

No significant tree removal, excavation, grading or alteration of natural features is proposed.

We will continue to maintain the property responsibly and comply with applicable environmental, drainage and servicing requirements.

9. Management of the Vacation Rental

We understand that successful operation of a short term rental within a residential neighbourhood requires responsible management.

Guests will be provided with clear rules and expectations regarding:

- Quiet hours and noise;
- Respect for neighbouring residents;
- Parking;
- Garbage and recycling;
- Outdoor activities;
- Maximum occupancy;
- Prohibition of parties or disruptive events; and
- General care and maintenance of the property.

We will be available to respond to concerns or issues associated with the short term rental.

We will also comply with all requirements of the District of Ucluelet relating to the Temporary Use Permit, business licensing, fire safety, building requirements and vacation rental operation.

10. Neighbour and Community Consultation

We recognize the importance of maintaining positive relationships with neighbouring property owners and the surrounding community.

We intend to communicate with immediate neighbours regarding the proposed Temporary Use Permit and provide an opportunity for them to raise questions or concerns.

We are committed to addressing reasonable concerns that may arise and to operating the short term rental in a manner that minimizes impacts on neighbouring properties.

We also understand that the Temporary Use Permit application will be subject to the District of Ucluelet's public notification and input process.

11. Community, Family and Economic Benefit

We are a family of four who have chosen to make Ucluelet our home. We have two young children who attend school in the community, and we want to continue building a stable, long-term life here.

We are both Registered Nurses working in the local community. We are proud to work in healthcare and to contribute to the health and well-being of people in Ucluelet and the

surrounding area. Healthcare continues to face significant staffing challenges, particularly in smaller and rural communities, and we value the opportunity to live and work locally while contributing to the community in which we are raising our family.

Being able to live and work in the same community where our children attend school is very important to us. We hope to continue building our careers, raising our children and contributing to the community for many years to come.

The income generated from the existing suite is an important part of supporting our family and maintaining our home in Ucluelet. The suite provides us with an opportunity to make responsible use of an existing space on our property while helping with the significant costs associated with maintaining a home and raising a family in a small coastal community.

At the same time, the proposed short term rental provides accommodation for visitors to Ucluelet without requiring significant new development. We believe this is a practical way to make use of an existing structure while contributing to the local tourism economy.

We recognize that there are many competing needs for housing and accommodation in Ucluelet, and we have considered the importance of operating the suite responsibly and respectfully. Our intention is not to change the character of our neighbourhood, but to make appropriate use of an existing suite while allowing our family to continue living and contributing to the community we have chosen to call home.

12. Conclusion

We respectfully request that the District of Ucluelet approve a Temporary Use Permit allowing the existing suite above the detached garage at 1730 Rainforest Lane to operate as a short-term rental.

The proposal makes use of an existing structure, requires no significant expansion or alteration of the property, and can be managed in a manner that is compatible with the surrounding residential neighbourhood.

As a family, we are committed to Ucluelet. We both work as Registered Nurses in the community, our children attend school here, and we want to continue building our lives and contributing to this community. Having the ability to generate income from the existing suite will help make it possible for us to maintain our home and continue raising our family here.

We are committed to maintaining the property to a high standard, complying with all applicable municipal requirements, providing appropriate parking and guest-management measures, and being responsible and considerate neighbours.

We appreciate the District's consideration of our application and respectfully request approval of the Temporary Use Permit.

Lot 8, District lot 282
Clayoquot District, Plan VIP79602
parcel identifier: 026-432-129
1730 Rainforest Lane
Rainforest Lane lot8

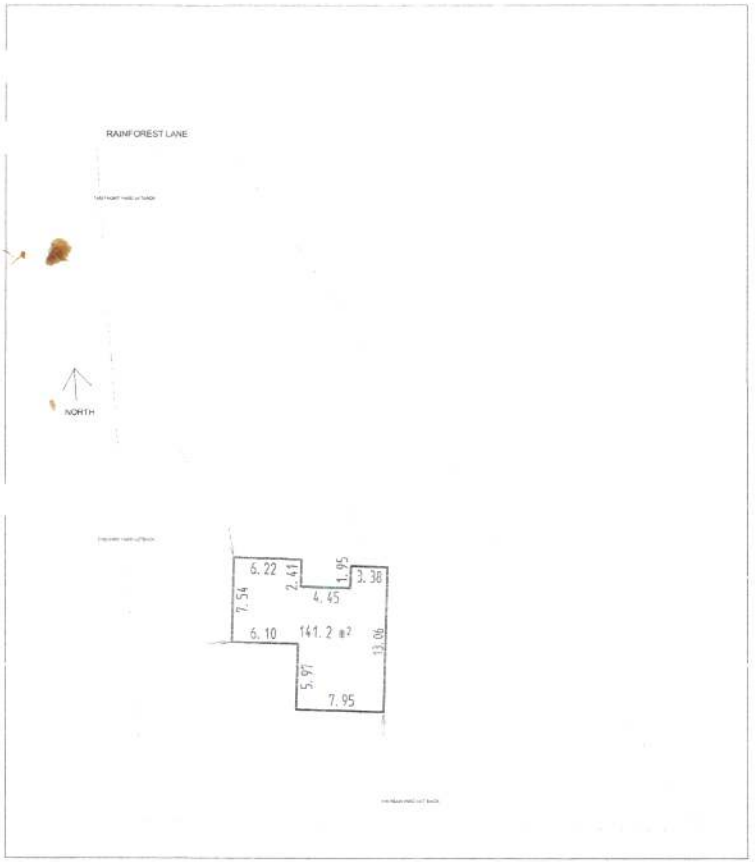
Zoning CD5

Setbacks:
Front yard 7.5m
Rear yard 5m
Sideyard 2.5m

Max Lot coverage:
Single family dwelling 20%
Building coverage 6%

L1	1033 ft2	95.96m2
L2	978ft2	90.85m2
Garage	510ft2	47.38m2
Secondary suite	536ft2	49.79m2
Total Building	3057ft2	283.98m2

- Available parking





RYAN AND MARISSA

RAINFOREST

Site plan/ zoning

Project Number
Project Number

Date
April 22nd 2025

Drawn By
Duncan Lewis

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Site Plan of:

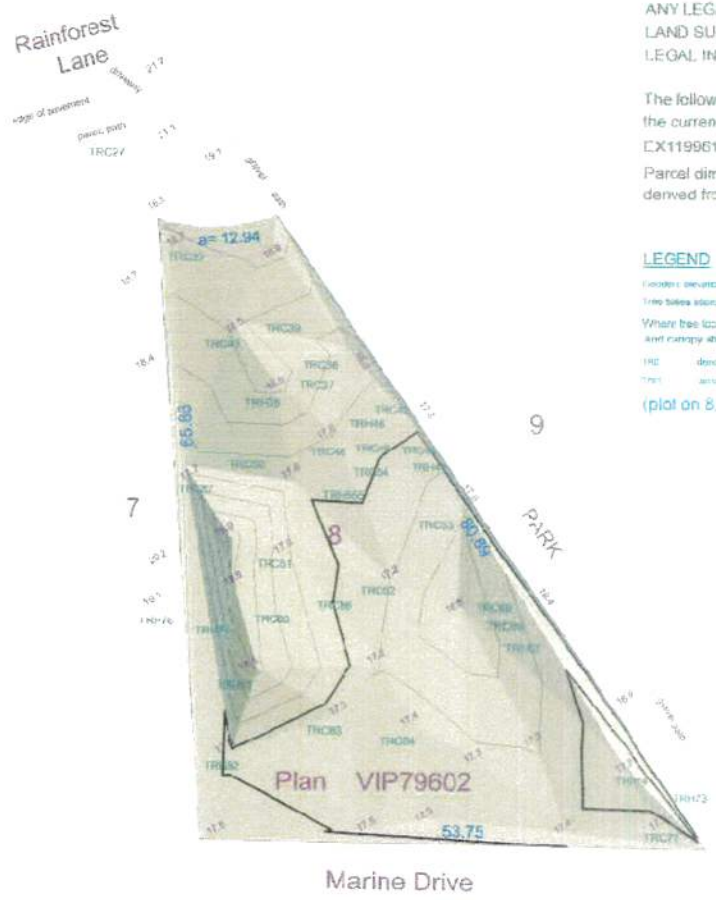
Lot 8, District Lot 282

Clayoquot District, Plan VIP79602

Parcel Identifier: 026-432-129

SCALE-1:500

All distances are in metres and decimals thereof



ALL SURVEY INFORMATION IN THIS DRAWING IS FOR GENERAL PURPOSES ONLY. THIS INFORMATION IS NOT TO BE USED IN ANY LEGAL MANNER. THE ENGAGEMENT OF A BRITISH COLUMBIA LAND SURVEYOR (BCLS) WILL BE REQUIRED TO CONFIRM ALL LEGAL INFORMATION IF REQUIRED.

The following non-financial charges are shown on the current title and may affect the property

EX119961 - Statutory Building Scheme

Parcel dimensions shown hereon are derived from Land Title Office records

LEGEND

(plot on 8.5" x 11" sheet)

RYAN AND MARISSA

RAINFOREST

SITE TOPO

Project Number: Project Number

Date: April 22nd 2025

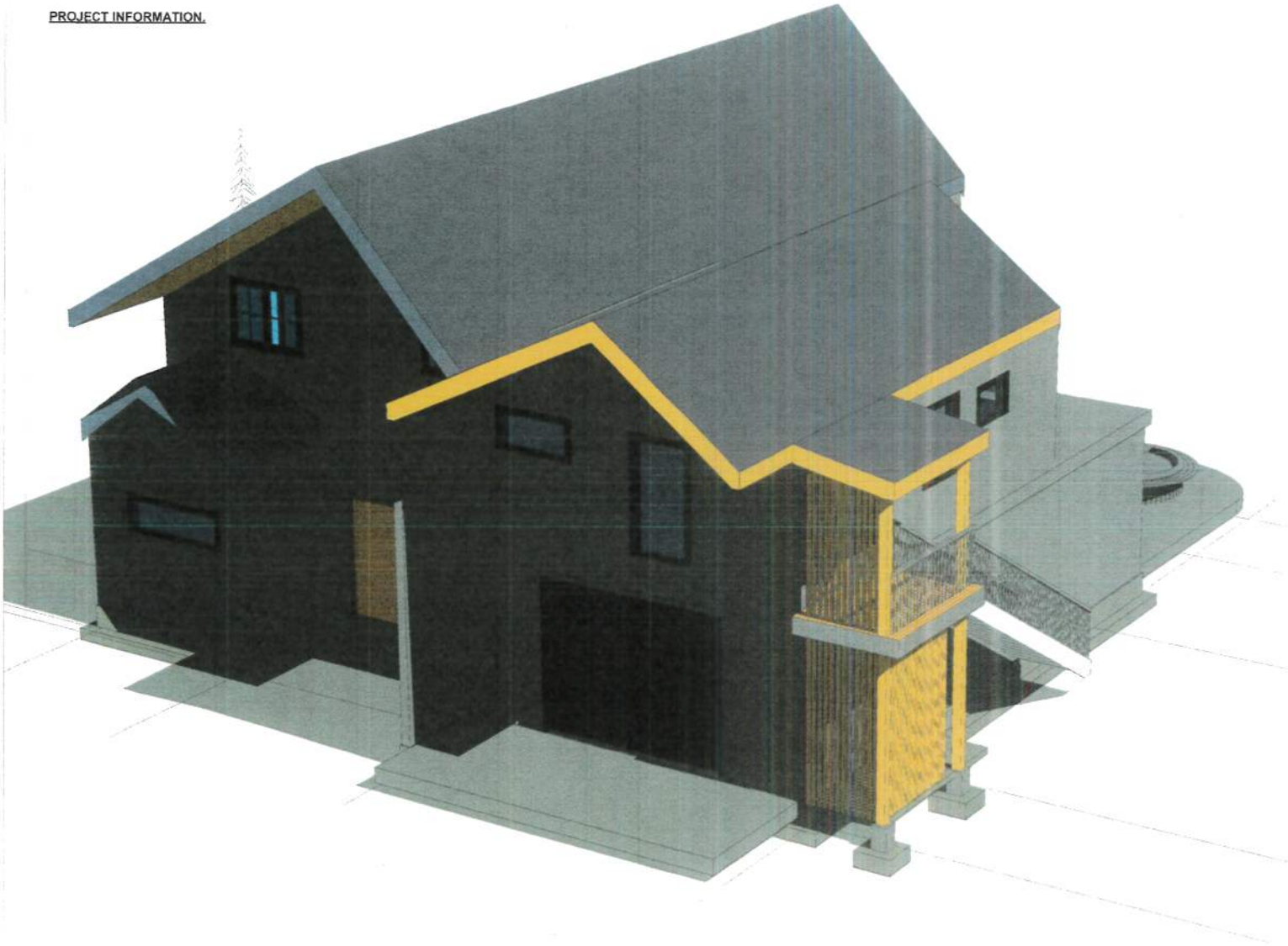
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PROJECT INFORMATION.



DUNCAN LEWIS DESIGN

-ALL WORK TO CONFORM TO APPLICABLE LAND USE, ZONING,AMMENDMENTS,BYLAWS AND BCBC 2024.

-GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS, ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPENCIES OR ERRORS REPORTED TO THE APPLICABLE PROFESSIONAL

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-ALL ENERGY REQUIREMENTS AND STEP CODE LEVELS TO BE FOLLOWED

RYAN AND MARISSA

RAINFOREST

Title page

Project Number: Project Number

Date: April 22nd 2025

Drawn By: Duncan Lewis

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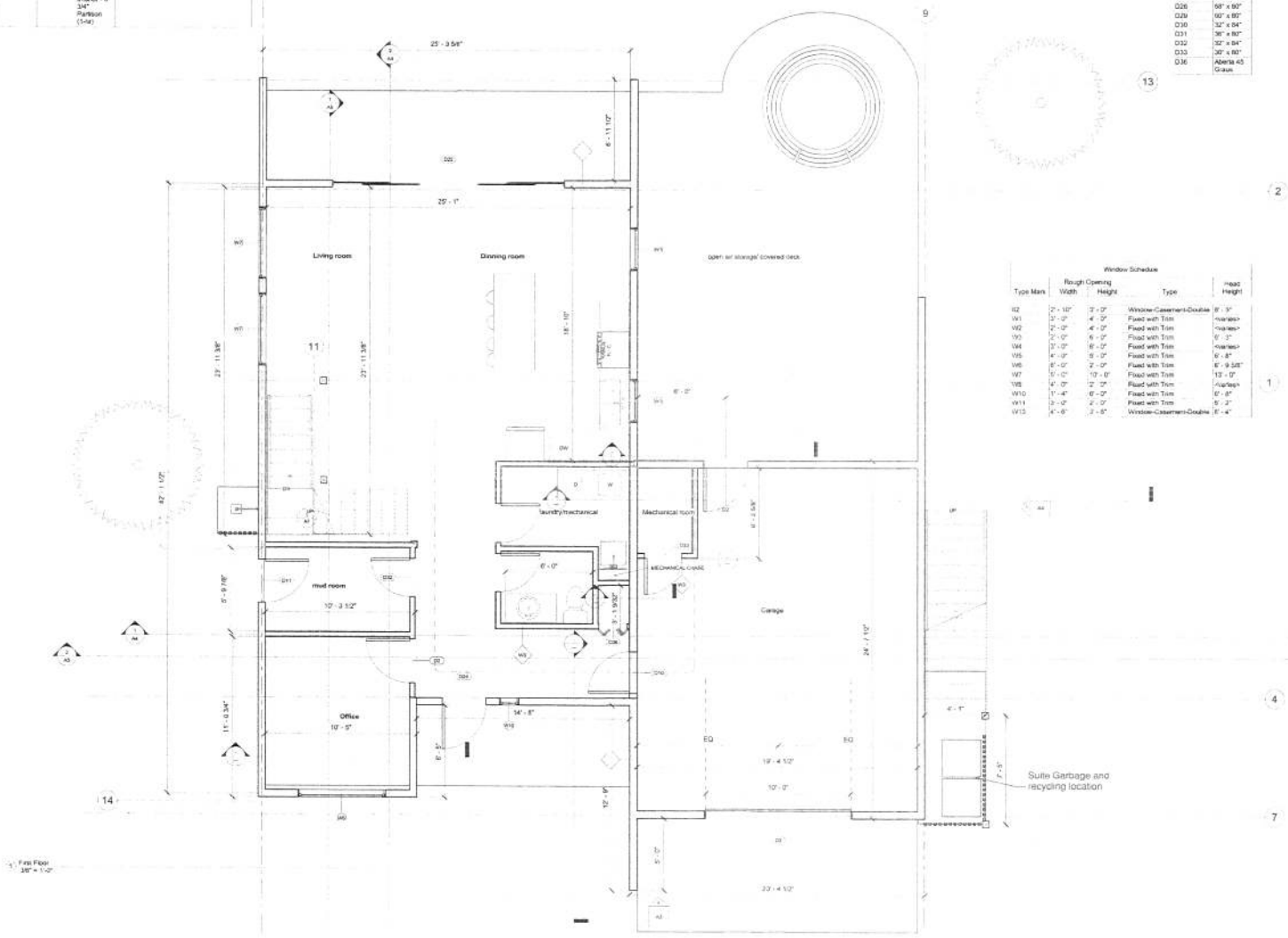
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Wall Schedule

Assembly Description	Comments	Description	Family and Type	Type
Foundation Walls			Basic Wall: 8" conc	8" conc
Foundation Walls			Basic Wall: 8" conc foundation	8" conc foundation
Exterior Wall Constructio n		W4	Basic Wall: Exterior - Wood Shingle on Wood Stud	Exterior - Wood Shingle on Wood Stud
Exterior Walls			Basic Wall: Generic - 6"	Generic - 6"
Partitions - Drywall w/ Metal Stud		W3	Basic Wall: Interior - 4 1/2" Partition	Interior - 4 1/2" Partition
Partitions - Drywall w/ Metal Stud			Basic Wall: Interior - 6 3/4" Partition (1-hr)	Interior - 6 3/4" Partition (1-hr)

Door Number	Door Size
D2	36" x 80"
D3	12'-6"
D5	34" x 84"
D7	48" x 84"
D8	48" x 80"
D10	34" x 80"
D11	36" x 80"
D13	32" x 84"
D14	32" x 84"
D19	36" x 80"
D20	30" x 80"
D22	4 panel sliding door 4.40
D24	36" x 80"
D25	32" x 84"
D26	68" x 80"
D29	60" x 80"
D30	32" x 84"
D31	36" x 80"
D32	32" x 84"
D33	30" x 80"
D36	Alberta 45 Grade



Window Schedule

Type Mark	Rough Opening Width	Rough Opening Height	Type	Head Height
W2	2' - 10"	3' - 0"	Window-Casement-Double	6' - 3"
W1	3' - 0"	4' - 0"	Fixed with Trim	<varies>
W2	2' - 0"	4' - 0"	Fixed with Trim	<varies>
W3	2' - 0"	6' - 0"	Fixed with Trim	6' - 3"
W4	3' - 0"	6' - 0"	Fixed with Trim	<varies>
W5	4' - 0"	5' - 0"	Fixed with Trim	6' - 8"
W6	6' - 0"	2' - 0"	Fixed with Trim	6' - 9 3/8"
W7	5' - 0"	10' - 0"	Fixed with Trim	13' - 0"
W8	4' - 0"	2' - 0"	Fixed with Trim	<varies>
W10	1' - 4"	6' - 0"	Fixed with Trim	6' - 8"
W11	3' - 0"	4' - 0"	Fixed with Trim	5' - 2"
W13	4' - 6"	3' - 5"	Window-Casement-Double	6' - 4"

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RYAN AND MARISSA

RAINFOREST

main floor

Project Number: Project Number

Date: April 22nd 2025

Drawn By: Author

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1 Second Floor
3/8" = 1'-0"

Door Number	Door Size
D2	36" x 80"
D3	1'2'6"
D5	34" x 84"
D7	48" x 84"
D8	48" x 80"
D10	34" x 80"
D11	36" x 80"
D13	32" x 84"
D14	32" x 84"
D19	36" x 80"
D20	30" x 80"
D22	4 panel sliding door 4.40
D24	36" x 80"
D25	32" x 84"
D26	68" x 80"
D29	60" x 80"
D30	32" x 84"
D31	36" x 80"
D32	32" x 84"
D33	30" x 80"
D35	Alberta 45 Grade

Window Schedule

Type Mark	Rough Opening Width	Height	Type	Head Height
62	2' - 10"	3' - 0"	Window-Casement-Double	8' - 3"
W1	3' - 0"	4' - 0"	Fixed with Trim	<varies>
W2	2' - 0"	4' - 0"	Fixed with Trim	<varies>
W3	2' - 0"	6' - 0"	Fixed with Trim	6' - 3"
W4	3' - 0"	6' - 0"	Fixed with Trim	<varies>
W5	4' - 0"	5' - 0"	Fixed with Trim	6' - 8"
W6	6' - 0"	2' - 0"	Fixed with Trim	0' - 5 5/8"
W7	8' - 0"	10' - 0"	Fixed with Trim	13' - 0"
W8	4' - 0"	2' - 0"	Fixed with Trim	<varies>
W10	1' - 4"	6' - 8"	Fixed with Trim	6' - 8"
W11	2' - 0"	2' - 0"	Fixed with Trim	6' - 2"
W13	4' - 6"	3' - 6"	Window-Casement-Double	8' - 4"

Wall Schedule

Assembly Description	Comments	Description	Family and Type	Type
Foundation Walls			Basic Wall: 8" conc	8" conc
Foundation Walls			Basic Wall: 8" conc foundation	8" conc foundation
Exterior Wall Construction		W4	Basic Wall: Exterior - Wood Shingle on Wood Stud	Exterior - Wood Shingle on Wood Stud
Exterior Walls			Basic Wall: Generic - 6"	Generic - 6"
Partitions - Drywall w/ Metal Stud		W3	Basic Wall: Interior - 4 1/2" Partition	Interior - 4 1/2" Partition
Partitions - Drywall w/ Metal Stud			Basic Wall: Interior - 6 3/4" Partition (1-hr)	Interior - 6 3/4" Partition (1-hr)

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RYAN AND MARISSA

RAINFOREST

upper floor

Project Number: Project Number

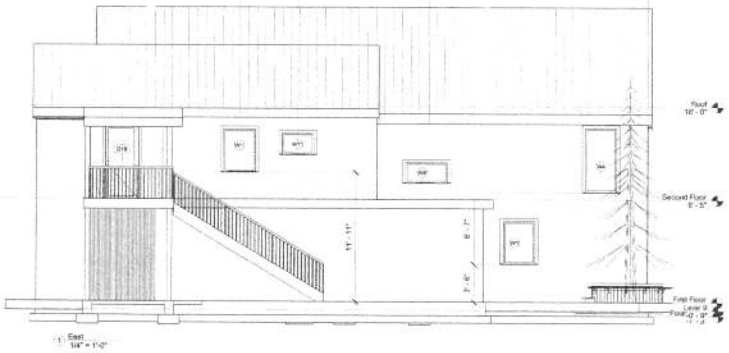
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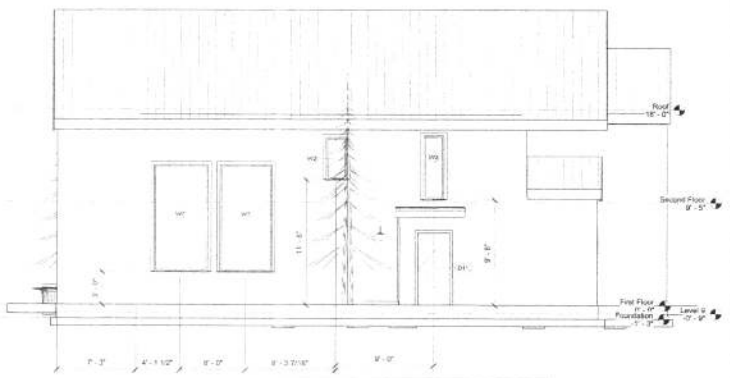
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1 East
1/4" = 1'-0"



2 West
1/4" = 1'-0"



3 North
1/4" = 1'-0"

Window Schedule

Type Mark	Rough Opening Width	Rough Opening Height	Type	Head Height
W2	2' - 10"	3' - 0"	Window-Casement-Double	8' - 3"
W1	3' - 0"	4' - 0"	Fixed with Trim	<varies>
W2	2' - 0"	4' - 0"	Fixed with Trim	<varies>
W3	2' - 0"	6' - 0"	Fixed with Trim	8' - 3"
W4	3' - 0"	6' - 0"	Fixed with Trim	<varies>
W5	4' - 0"	5' - 0"	Fixed with Trim	8' - 8"
W6	6' - 0"	2' - 0"	Fixed with Trim	6' - 9 5/8"
W7	5' - 0"	10' - 0"	Fixed with Trim	13' - 0"
W8	4' - 0"	2' - 0"	Fixed with Trim	<varies>
W10	1' - 4"	6' - 0"	Fixed with Trim	8' - 8"
W11	3' - 0"	2' - 0"	Fixed with Trim	6' - 2"
W13	4' - 6"	3' - 6"	Window-Casement-Double	8' - 4"

Door Schedule

Door Number	Door Size
D2	36" x 80"
D3	1238"
D5	34" x 84"
D7	42" x 84"
D8	48" x 80"
D10	34" x 80"
D11	30" x 80"
D13	32" x 84"
D14	32" x 84"
D19	36" x 80"
D20	30" x 80"
D22	4 panel sliding door 4.80
D24	36" x 80"
D25	32" x 84"
D26	84" x 80"
D29	60" x 80"
D30	32" x 84"
D31	36" x 80"
D32	32" x 84"
D33	30" x 80"
D36	Abeta 45 Glass



Wall Schedule

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Foundation Walls			Basic Wall: 8" conc foundation	8" conc foundation
Exterior Wall Construction		W4	Basic Wall: Exterior - Wood Shingle on Wood Stud	Exterior - Wood Shingle on Wood Stud
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RYAN AND MARISSA

RAINFOREST

Elevations

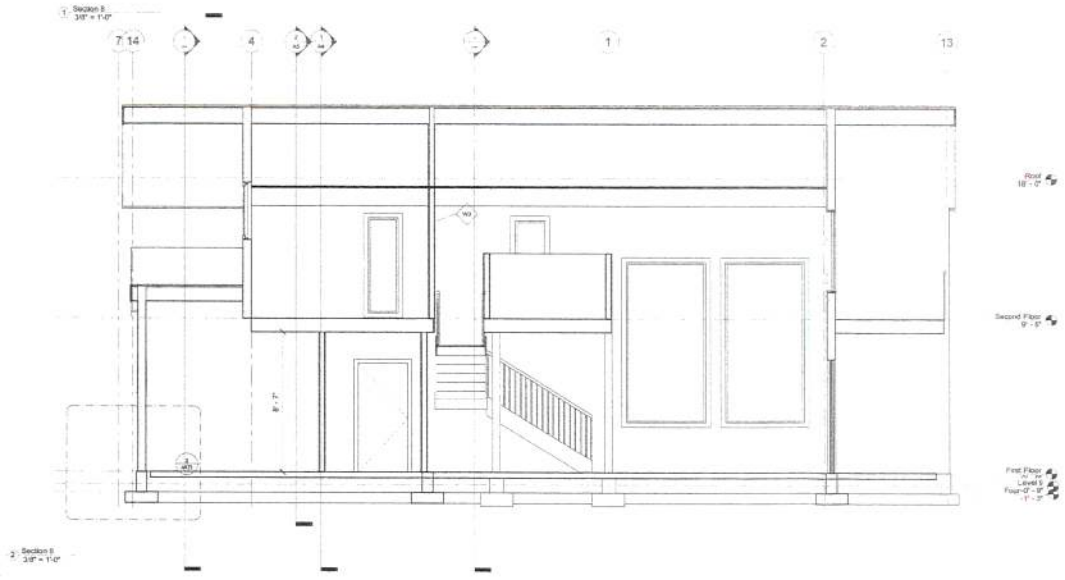
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Date	April 22nd 2025
Drawn By	Author

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DUNCAN LEWIS DESIGN

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RYAN AND MARISSA

RAINFOREST

sections

Project Number: Project Number

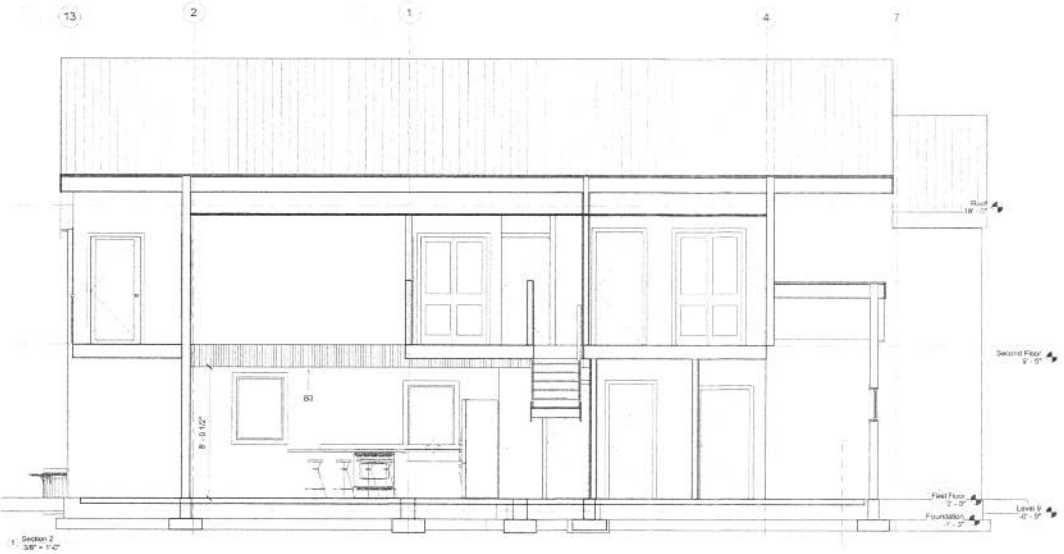
Date: April 22nd 2025

Drawn By: Author

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1 Section 2
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2 Section 12
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RYAN AND MARISSA

RAINFOREST

sections

Project Number: Project Number

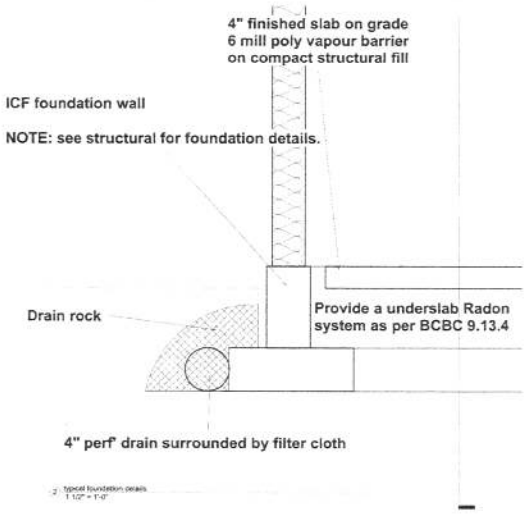
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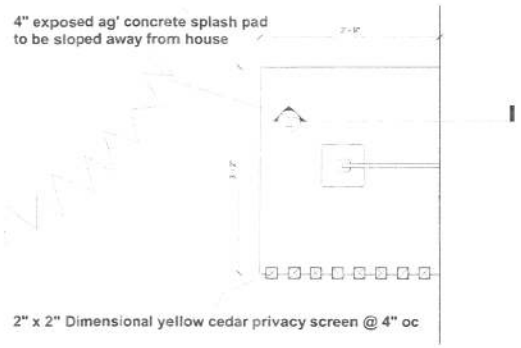
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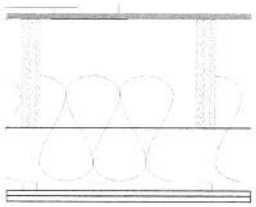
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2 typical foundation details
1 1/2" = 1'-0"

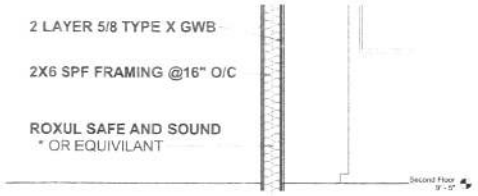


1 outdoor shower detail
1 1/2" = 1'-0"



ENGINEERED FLOORING
5/8 SHEETHING
2X10 @ 16" O/C
ROXUL SAFE AND SOUND
REZ BAR
2 LAYER TYPE X GWB

3 FIRE/SOUND CEILING
3" = 1'-0"



4 FIRE WALL DETAIL
3/4" = 1'-0"

RYAN AND MARISSA

RAINFOREST

details

Project Number	Project Number
Date	April 22nd 2025
Drawn By	Author
Scale	As indicated

A7

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